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September 8, 1988

MT. VERNON STREET OFFICE BUILDING
CHESTER, MA. PNF

BOSTON PUBLIC LIBRARY

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Library

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M E M O R A N D U M

TO: Distribution

FROM: Dick Garver, Bill Whitney

DATE: September 8, 1988

SUBJECT: 236 MT. VERNON STREET OFFICE BUILDING
DORCHESTER, MA. PNF

For Public Library

Attached for your review is the Project Notification Form for 236 MT. VERNON STREET OFFICE BUILDING. The project is outside the boundaries of Article 31. Because of the project's sensitive location, however, the developer, Corcoran Jennison, has agreed to follow the procedures of Article 31.

In order to comply with the time lines of the procedure, we request that you transmit to us the comments you would like to see in your respective section of the Scoping Determination no later than September 24, so that we may assemble each component part into a cohesive letter.

In addition, the proponent will be making a formal presentation to the BRA review staff on this PNF.

When a date is finalized we will notify you.

attachment

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236 MT. VERNON STREET OFFICE BUILDING

Project
Notification
Form

SUBMITTED BY

236 Mt. Vernon Street Limited Partnership
c/o Corcoran Jennison Company, Inc.
1 Heritage Drive
Quincy, MA 02171

PREPARED BY

Corcoran Jennison Company, Inc.
1 Heritage Drive
Quincy, MA 02171

Submitted:

September 2, 1988



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Setpember 2, 1988

Mr. Stephen F. Coyle, Director
Boston Redevelopment Authority
City Hall - 9th Floor
One City Hall Plaza
Boston, MA 02201

Re: 236 Mt. Vernon Street Office Building
Dorchester, MA

Dear Steve:

Enclosed please find a Project Notification form for the subject development.

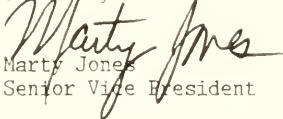
As we discussed in our meeting with you, Dick Garver and Linda Bourke, we have agreed to follow the procedures outlined by Article 31 of the Zoning Bylaw in an effort to expedite review of this development proposal.

This office building is an important part of the continuing effort to revitalize the Columbia Point peninsula. Over the past two years we have met with various members of your staff to review this building. The submission today is essentially the same proposal made in 1986 since we have received no comments from the BRA that required changes in our plans. With the completion of Harbor Point scheduled for the end of 1989, it is appropriate that this proposal move forward now in order to meet the needs of the new community.

I would like to reiterate that this proposal is solely for an office building and related parking at the Mt. Vernon Street locations. We understand that the BRA intends to begin a master planning process which will consider many alternatives for future development on the peninsula. We are ready to assist the BRA in that process but it is our understanding that review of this proposal will not be contingent on the completion of a full master plan.

We look forward to working with you to continue the revitalization of the Columbia Point peninsula.

Sincerely,


Marty Jones
Senior Vice President

Enclosure

MJ/jel

Boston Redevelopment Authority

Project Notification Form

Summary

A. Project Identification

1. Project Name:
236 Mt. Vernon Office Building
2. Address/Location:
236 Mt. Vernon Street, Dorchester and 265 Mt. Vernon Street,
Dorchester
3. Current Property Owners:
236 Mt. Vernon: Bayside Associates Limited Partnership
265 Mt. Vernon: Roman Catholic Archbishop of Boston
4. Developer:
236 Mt. Vernon Street Limited Partnership
5. Developer's Representative:
Marty Jones, Corcoran Jennison Company, Inc.
6. Architect:
Goody, Clancy and Associates, Boston
7. Architect's Representative:
Joan Goody
8. Consulting Engineer:
H.W. Moore Associates, Boston
9. Consulting Engineer's Representative:
H.W. Moore
10. Legal Counsel:
Goodwin, Procter & Hoar
11. Estimated Commencement and Completion Dates:
Construction is expected to begin in March, 1989 and to be completed in October, 1990.
12. Approximate Cost:
\$20,000,000
13. Status of Project Design:
Schematics complete

B. Narrative Project Description (Describe the site and the design and development programs).

236 Mount Vernon Street Limited Partnership proposes to construct a 160,000 square foot office building on Mt. Vernon Street in Dorchester. The building is designed to accomplish several goals.

- 1) To provide approximately 20,000 square feet of retail and commercial space to meet the needs of the new Harbor Point Community and the employees of businesses and institutions on the Peninsula. This retail development was required under the terms of a Development Agreement between the BRA and Bayside Associates.
- 2) To provide first class office space on the Columbia Point peninsula including corporate offices for the Corcoran, Jennison Companies.
- 3) To provide a daycare program for infants and toddlers to meet an existing demand for day care by area residents and employees as well as provide for employees in the new building. The day care program will be administered by a non-profit corporation made up of representatives of area businesses as well as parents and child care experts. An important component of the day care program will be the development of a collaborative resource center designed to coordinate and support the four existing day care programs on the Peninsula. The State Department of Economic Affairs has been involved in establishing this program and financial commitments for the day care program have already been obtained.
- 4) To enhance the urban environment along Mt. Vernon Street by creating a strong edge along the street balancing the width of Mt. Vernon Street and continuing the high quality of design set by the new Harbor Point development.

The building will be seven stories in height and is designed to be oriented to both Mt. Vernon Street and the waterfront side of the site.

The project site currently contains parking for the Bayside Exposition Center bounded by a chain link fence along Mt. Vernon Street. This exposition center parking will be relocated.

The project also includes the development of an off-site parking area to be constructed on land leased from the Roman Catholic Archbishop of Boston at 265 Mount Vernon Street. This site is located approximately 800 feet from the building site. The portion to be leased for parking is partially paved at the present time. The remainder of the leased site is overgrown and undeveloped. The development plan includes landscaping and screening of the parking area from the street which will improve the streetscape and minimize the visual impact of the parking.

C. List Federal or State agencies from which permits or other actions will be sought:

<u>Agency Name</u>	<u>Permit</u>	<u>Date Filed/ File No.</u>
Federal Aviation Administration	Part 77 Permit	
Departmental of Environmental Quality Engineering - Division of Water Pollution Control	Sewer Connection Permit	
Massachusetts Water Resources Authority	Sewer Discharge Permit	

Note: Each permit application listed above will be filed unless further analysis shows that such permit is not required.

D. List any zoning relief required for this project (including any zoning variance, exception, conditional use permit, interim planning permit, zoning map or text change or Development Impact Agreement):

1. Conditional Use Permits for two open air parking lots are expected to be required pursuant to Article 8-7 (use item 58) and Article 23-8 of the Boston Zoning Code.
2. A variance under Article 16-1 of the Boston Zoning Code is expected to be required to permit the proposed height.
3. A variance under Article 24-1 is also expected to be required to permit the provision of two, rather than three, loading bays.
4. An interim planning permit and variance under Article 27C-11 of the Boston Zoning Code is expected to be required to permit the proposed use and height.

E. List any governmental agencies or programs from which financial assistance for this Project is being sought:

None.

Project Description

A. Attach map showing location of project; survey if available; site plan and architectural rendering if available.

Please see the following attachments:

Attachment 1 - Locus Plan

Attachment 2 - Site Plan(s) prepared by H.W. Moore Associates

Attachment 3 - Floor Plans and Renderings prepared by Goody, Clancy and Associates

B. Dimensions - See Attachment 4

C. Uses - List the Current and Proposed Uses and the Square Footage for each use:

Existing Buildings

There are no buildings on these parcels.

<u>Other Existing Uses</u>	<u>Gross Square Footage</u>
236 Mt. Vernon: Parking (Paved surface area)	161,180
265 Mt. Vernon: Parking and undeveloped	122,400
Total	283,580

<u>Proposed Building Uses</u>	<u>Gross Square Footage</u>	<u>Net Zoning</u>
Retail	19,230	19,230
Office	138,200	136.400
Basement	22,300	0
Day Care	3,000	3.000
Total	182.730	158,630

<u>Other Proposed Uses</u>	<u>Gross Square Footage</u>
Parking (236 Mt. Vernon)	97,600
Parking (265 Mt. Vernon)	117,400
Total	215,000

Assessment of Development Review Components

(Note anticipated direct and indirect environmental impacts, if any, for each review component. If significant adverse impact is considered likely to result, please explain. Positive impact may also be considered.)

A. Transportation Components

1. Traffic Management

The Mt. Vernon Street Office Building will be located near the intersection of Mt. Vernon Street and the Day Boulevard connector. The impact of this and other proposed developments on the transportation network in this area have already been studied in the Environmental Impact Report for the Harbor Point Development (EOEA#5076), the BRA's Draft Environmental Impact Report for Columbia Point Roadway Improvements (EOEA#4520) and the Columbia Point Project Intersection Design Study (August 1986) by Universal Engineering. The Transportation Access Plan will evaluate the specific impact of this building on the existing vehicular and circulation systems. The Access Plan will describe various traffic mitigation measures including steps to maximize use of the JFK/UMass MBTA station (1200 feet from the site) and the proposed water taxi and commuter boat dock at the JFK Library.

2. Parking Management

The project will provide parking for approximately 355 cars at the 236 Mt. Vernon Street site as well as approximately 395 cars at the 265 Mt. Vernon Street site. The allocation of the spaces for parking for the office building and sharing of these spaces with the Bayside Exposition Center will be addressed in the traffic management section of the Transportation Access Plan.

3. Construction Management

Construction traffic is not anticipated to have a major impact on the surrounding area and no street closings are anticipated. However, measures will be implemented to mitigate any impact. These will include designated parking areas for construction workers, material storage areas, etc.

B. Environmental Protection Component

1. Wind

The project is not expected to have an impact on wind conditions in the area. The building size and location should not create significant changes in wind patterns in the area.

2. Shadow

This project is not expected to cast shadows that will be of concern to any neighboring properties or impact any public open spaces. However, shadow studies will be conducted to quantify the extent of project shadows.

3. Daylight

Since there are no structures within 150 feet of the proposed building, there will be no adverse impact on the view, light, or air of any neighboring properties. The Bayside Exposition Center is located between the Project and the water, therefore, the project will not impair existing visual access to the waterfront.

4. Solar Glare

The materials used in the construction of the project will be selected to minimize solar glare. The building is proposed to be clad in brick. Windows have not yet been selected.

5. Air Quality

Construction activity will create some temporary increases in air contamination from construction-related dust and exhaust from construction vehicles. Dust can be controlled through normal mitigation practices such as wetting. Post construction project-related traffic will result in certain long-term increases in hydrocarbon exhaust emissions. However, the levels in the project area will not be significantly increased by this new building.

6. Water Quality

Approximately ninety percent of the land area for the project is currently paved. The project is not expected to result in any significant adverse change in existing drainage patterns. There may be a small increase in the storm water runoff into the city storm water system. A new storm water drainline was installed by BWSC in Mt. Vernon Street in 1987 and has the capacity to accomodate any additional runoff.

7. Flood Hazard Zone/Wetlands

Portions of the site lie within the 100 year flood hazard area. No structures will be built in this area. The project is not located in nor will it affect inland or coastal wetlands.

8. Groundwater

Based on a geotechnical study conducted by Geotechnical Consultants, in 1986, the depth to groundwater is approximately 12 feet. The groundwater flow is northeast toward Dorchester Bay. The project, as currently designed, would have a basement floor elevation at or slightly above the groundwater level. A plan for dewatering or other appropriate groundwater control during construction will be developed as the foundation design and construction plans are finalized.

9. Geotechnical Impact, including Subsoil Conditions

Based on six test borings taken in 1986, the project site comprises 7 to 15 feet of miscellaneous fill over 5 to 10 feet of peat and organic silt over sand. Clay was encountered at 22 to 28 feet. The bedrock is Argillite at 150+ feet.

The preliminary foundation design is for spread footings bearing on the natural soils at the basement level (12 feet \pm). Further analysis of the cost of a spread footing versus pile foundation system will be conducted during design development.

10. Solid and Hazardous Waste

Excavation for the building's basement and foundation is expected to generate 10,500 cubic yards of dirt and fill if a spread footing system is utilized. All excavated material will be disposed of in accordance with all local, state and federal regulations.

Solid waste expected to be generated is estimated at 14 cubic yards of solid waste per day based on 1 cubic yard per 10,000 square feet of office construction. This waste will be removed by a licensed waste disposal contractor. No hazardous wastes will be generated by the operations in this building.

11. Noise

The construction of this office building will generate normal construction-related noise during the construction phase. Once completed, the project is not expected to have any material noise impact.

12. Construction Impact, Proposed Safety Features and Construction Methodology

The construction of this project is not expected to require an unusual construction methodology or safety techniques. The foundation system is proposed to be a spread footing system. The area will be fenced and posted as a construction site. All construction will comply with local, state and federal safety regulations.

13. Rodents

If required by site conditions, a rodent control program will be implemented during the construction phase of the project.

C. Urban Design Component

1. Architectural Compatibility

The immediate area surrounding the project site is characterized by a variety of building styles which bear no functional relationship to one another and present no coherent streetscape. One of the major goals, therefore, is to design a building which will help strengthen the urban fabric of the area and create a unified image of the peninsula.

The building's program and physical design will help achieve these goals. The retail and day care areas on the first floor will attract employees of other peninsula business and institutions.

The through lobby is designed to give a gracious entry to both the pedestrian from Mt. Vernon Street and those arriving by automobile and parking on the interior of the site.

The form of the building -- a rotated rectangle -- was generated in response to the two prevalent geometries on the site. The long facade parallels Mt. Vernon Street -- and reinforces the street line. While the higher, rotated rectangle faces the bay view and roughly parallels the existing office building at Bayside as well as the "Mall" buildings under construction at Harbor Point.

2. Quality of the Pedestrian Environment

The area surrounding the Project currently presents a vacant and uninviting pedestrian environment. The expanse of parking along the north side of Mt. Vernon Street contributes to the isolated image of the Columbia Point, now Harbor Point. Community. The building design will serve to reinforce the street edge and provide retail activity in the area. It will further enhance the streetscape through new landscaping and screening of the parking areas.

3. Consistency with Established Design Guidelines

To our knowledge, there are no specific design guidelines which have been issued by the City for this area. Preliminary design review meetings have been held with BRA staff to make sure the design concept is consistent with BRA design policies. Additional review sessions with the BRA will be scheduled, as required, throughout the design process.

D. Historic Resources Component

1. Impact on Objects, Structures, Buildings, Sites or Districts of Historic, Architectural, Archaeological or Cultural Distinction

The Project site does not contain any objects, structures, buildings or sites of historic, architectural, archaeological or cultural distinction, and is not located in a district of historic, architectural, archaeological or cultural distinction, nor are there any such objects, structures, buildings or sites located adjacent to or in the vicinity of the Project.

2. Landmark Status or Property (Boston Landmark, State Register of Historic Places, National Register of Historic Places)

There are no existing buildings on the site proposed for this project.

F. Infrastructure Systems Component

1. Anticipated Sewer Generation, if known

The Project is expected to generate approximately 11,825 gallons per day of sanitary sewage. This is based on 75 gallons per day per 1000 square feet of office development and 5 gallons per 100 square feet of retail space. Sanitary sewage will be conveyed to the MWRA treatment system.

2. Anticipated Water Consumption, if known

The Project is expected to consume, approximately, 13,000 gallons per day of water based on 110% of sewage generated.

3. Anticipated Electricity Consumption, if known

The Project's anticipated consumption of electricity will be quantified during design development.

4. Anticipated Energy Requirements, if known

The Project's anticipated energy requirements will be quantified during design development.

Coordination with Other Governmental Agencies

A. Boston Civic Design Commission Review

This project is not subject to the jurisdiction of the Boston Civic Design Commission.

B. Boston Landmarks Commission Review

As noted above, the Project site does not contain any structure, building or object which will subject to Boston Landmarks Commission Review.

C. Massachusetts Environmental Policy Act Requirements.

An Environmental Notification Form was submitted to the Executive Office of Environmental Affairs on January 14, 1986, under File #5858. MEPA Determination issued on February 24, 1986 indicated no Environmental Impact Report is required.

D. Architectural Access Board Requirements

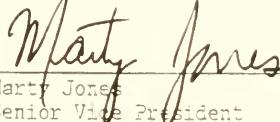
As a commercial project exceeding two stories in height and employing more than 40 people, this project is subject to the jurisdiction of the Architectural Access Board. The project will be designed to comply with the requirements of the AAB.

Proponent's Certification

This form has been circulated to all agencies and persons as required by Boston Zoning Code, Article 31. Section 31-5 (1).

Signature of Proponent's Representative:

9/2/88
Date


Marty Jones
Marty Jones
Senior Vice President
Corcoran Jennison Company, Inc.

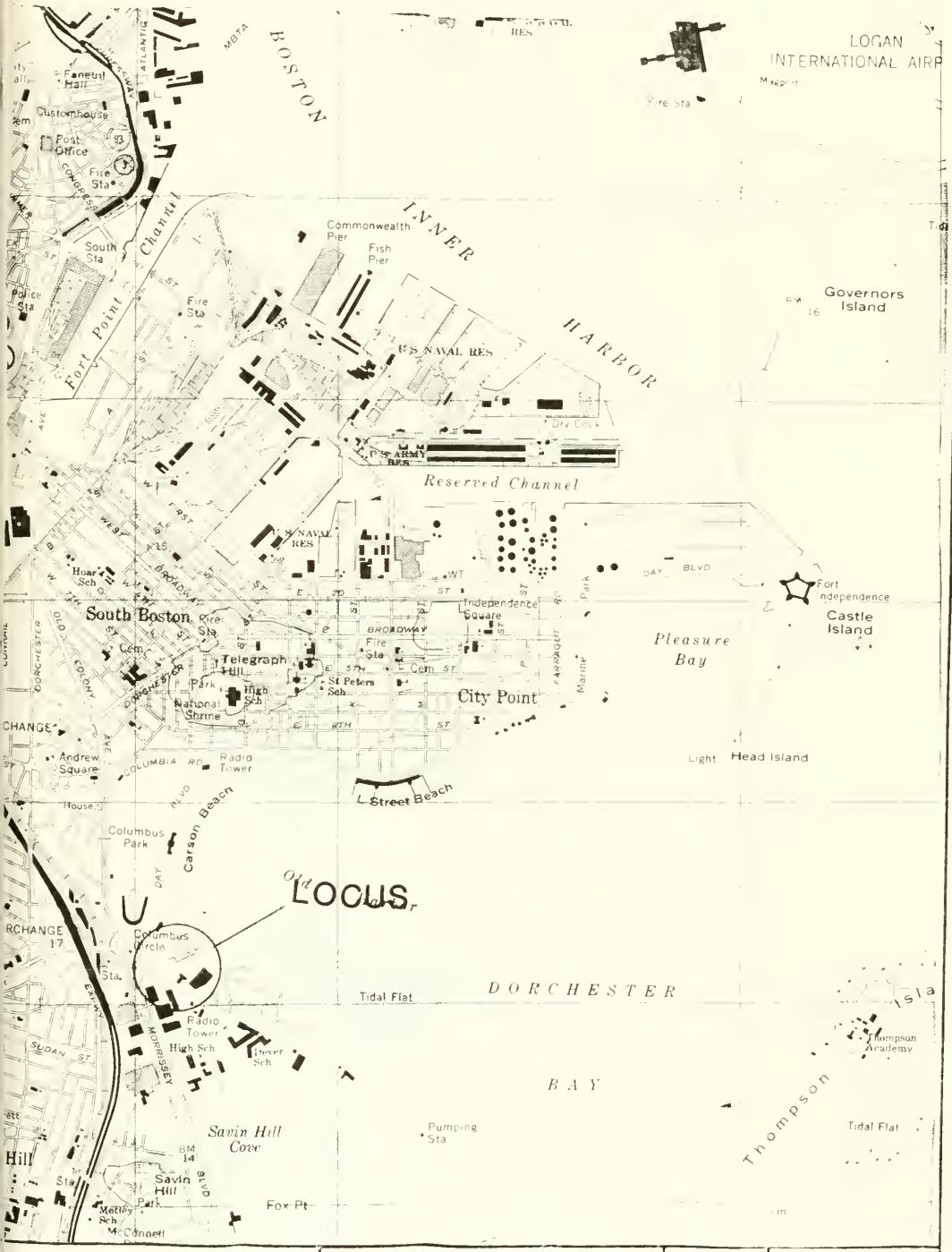
Proponent (Print or Type)

Address: 236 Mt. Vernon Street Limited Partnership
c/o Corcoran Jennison Company, Inc.
1 Heritage Drive
Quincy, MA 02171

Telephone: 617-328-3100

Attachment 1

Locus Plan



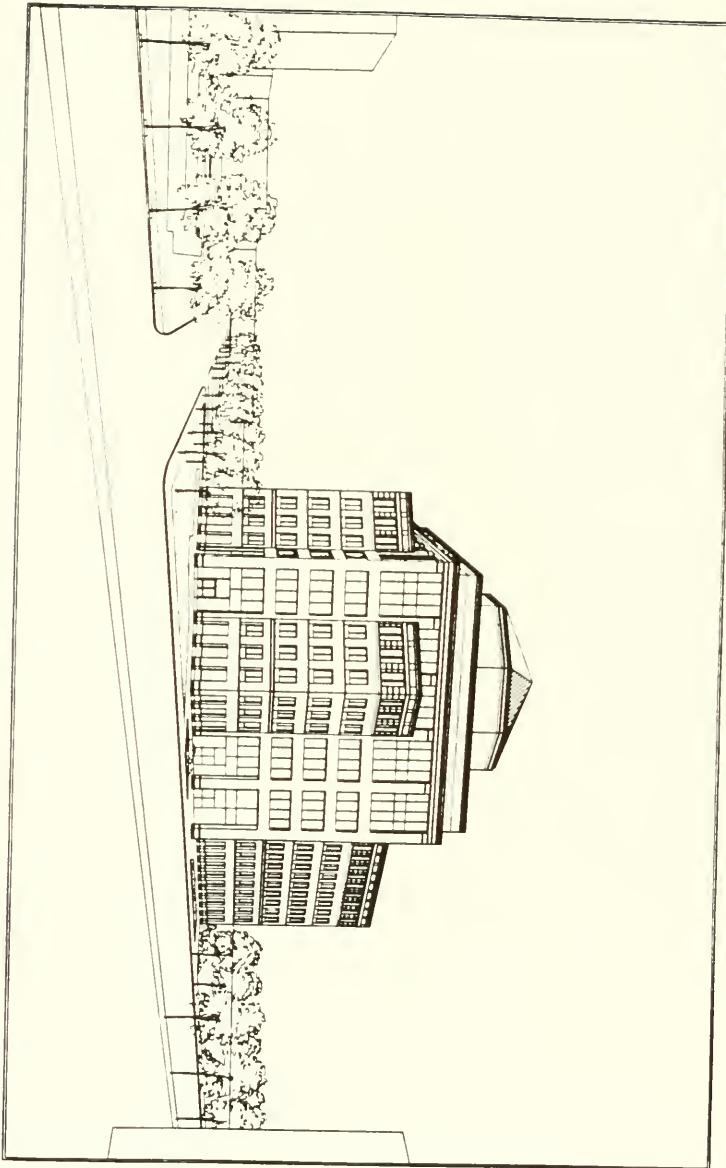
Attachment 2
Site Plans

236 Mt. Vernon St. (8-31-87)
265 Mt. Vernon St. (8-24-88)
(under separate cover)

Attachment 3

Floor Plans and Renderings

PERSPECTIVE VIEW FROM FREE WAY

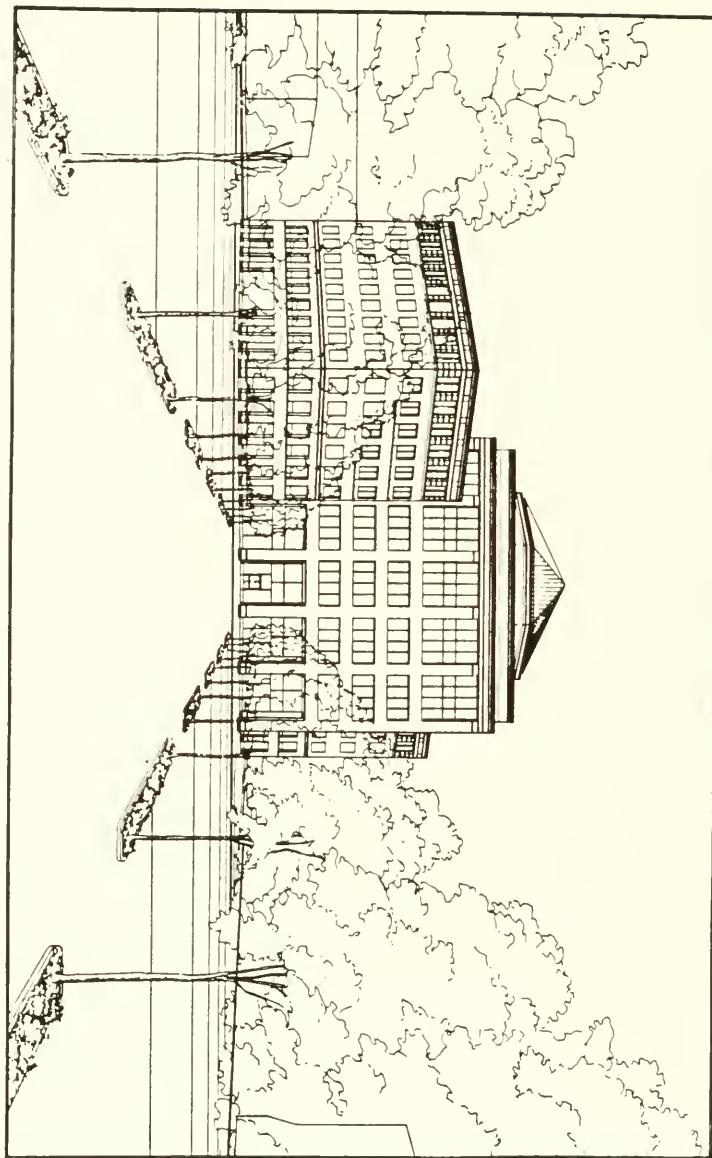


MOUNT VERNON OFFICE BUILDING
DORCHESTER
MASSACHUSETTS

G | **C**
& **A**

GOODY, CLANCY & ASSOCIATES, INC.
ARCHITECTS
ONE BOSTON PLACE, BOSTON, MASSACHUSETTS 02110

PERSPECTIVE VIEW FROM PARKING



MOUNT VERNON OFFICE BUILDING
CANTON, MASSACHUSETTS

G C
& A

DODD, CLAMCT & ASSOCIATES, INC.
ARCHITECTS
and ENGINEERS
GENERAL CONTRACTORS
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GROUND FLOOR PLAN

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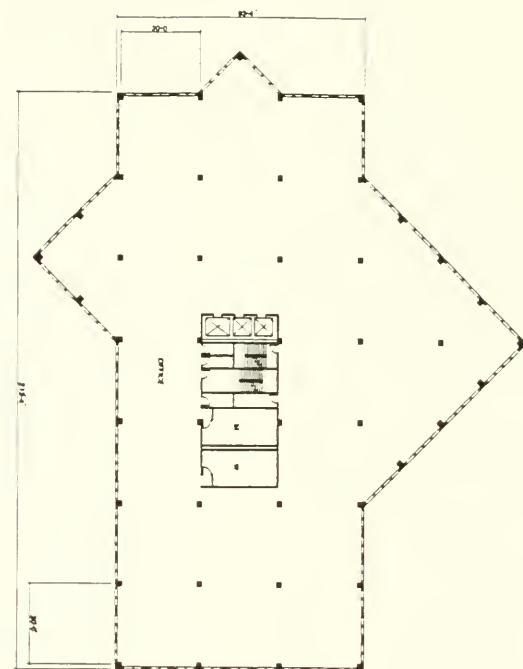
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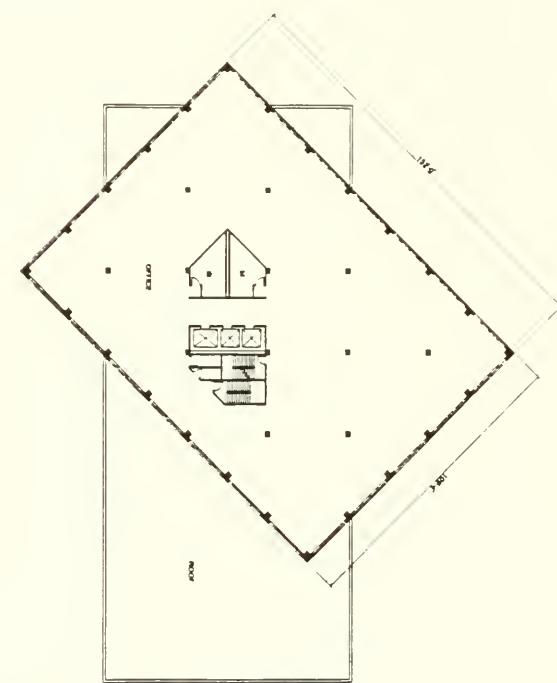
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TYPICAL FLOOR PLAN (3-6)



TOP FLOOR PLAN (7)



MOUNT VERNON OFFICE BUILDING
PROCHESTER,
MASSACHUSETTS

G|C
&A

GOODY, CLANCY & ASSOCIATES, INC.
ARCHITECTS
and ENGINEERS
BOSTON, MASSACHUSETTS

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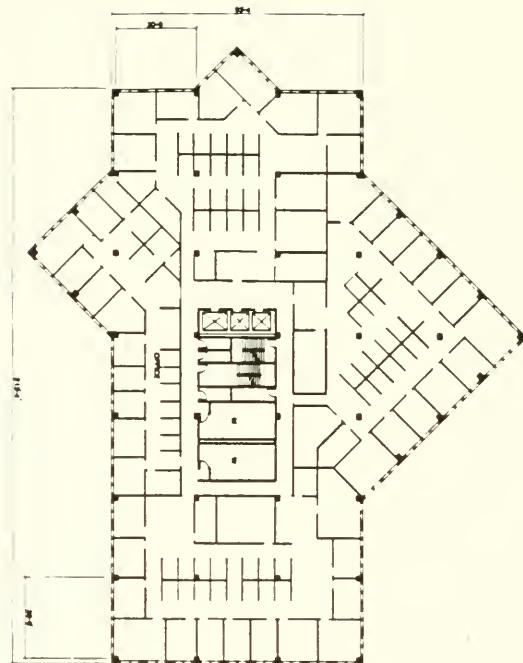
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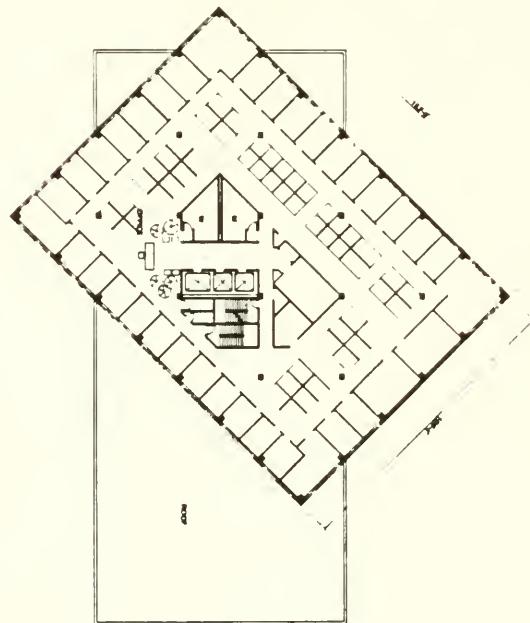
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ARCHITECTS
DOODY & CLANCY MANAGEMENT CORP.
GENERAL CONTRACTORS

TENANT LAYOUTS

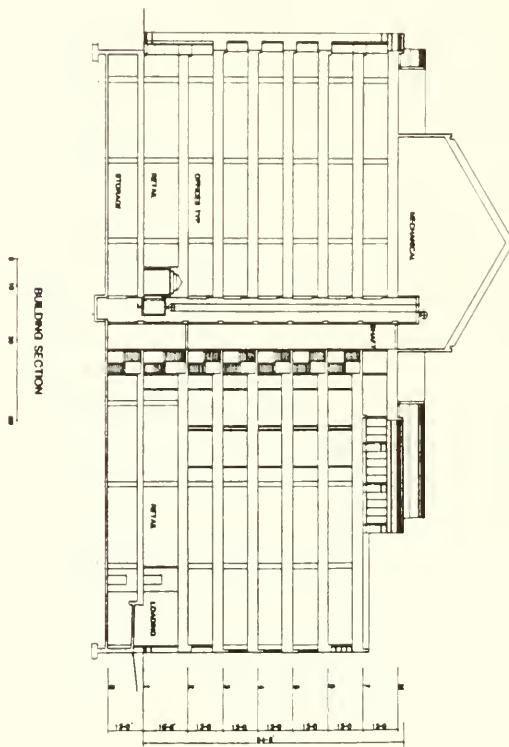
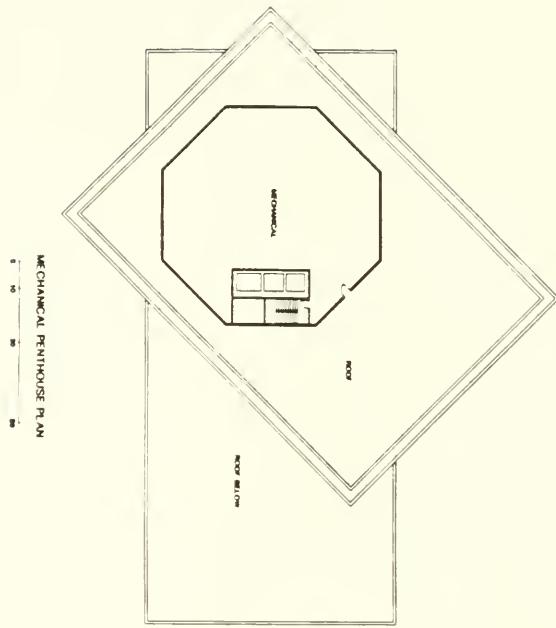
TYPICAL FLOOR PLAN (2-6)



TOP FLOOR PLAN (7)





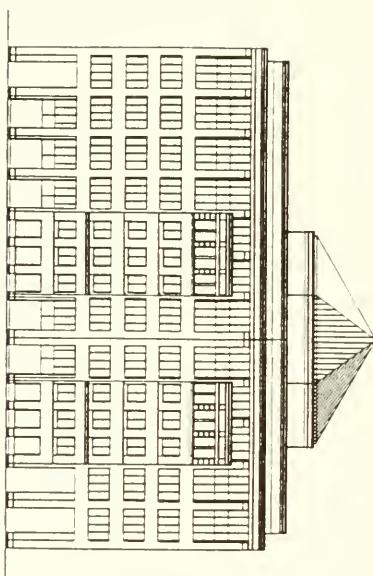


MOOUNT VERNON OFFICE BUILDING
CONCRETE
MANUFACTURERS

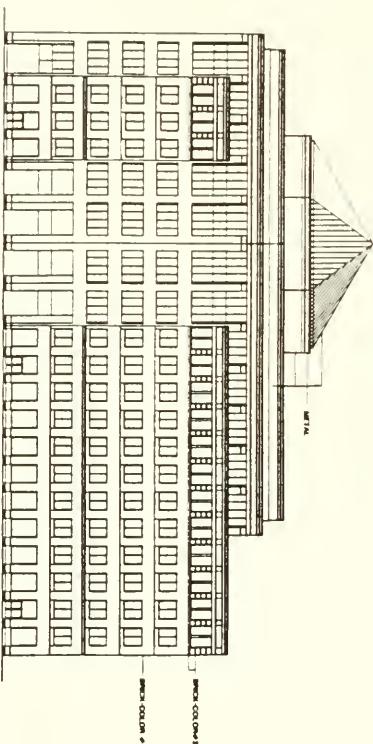
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ARCHITECTS
100 BOSTON PLACE
BOSTON, MASSACHUSETTS 02111

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WEST ELEVATION



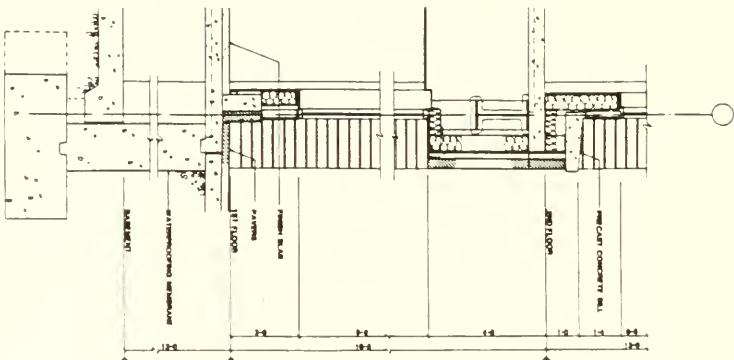
MOUNT VERNON STREET ELEVATION

MOUNT VERNON OFFICE BUILDING
DODD, CLANTON & ASSOCIATES, INC.

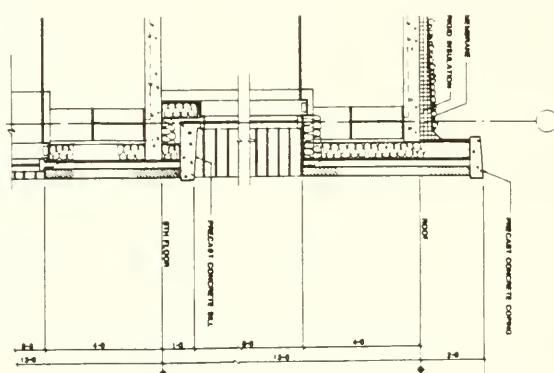
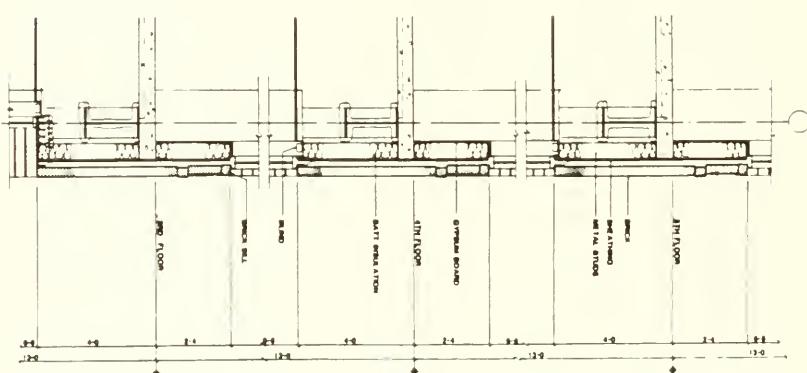
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DODD, CLANTON & ASSOCIATES, INC.
APARTMENT
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OFFICES
MANUFACTURING
WAREHOUSES
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June 1, 1958



TYPICAL WALL SECTION AT SIX STORES



MOUNT VERNON OFFICE BUILDING
DOCHSTER,
MASSACHUSETTS

G C
& A

GOODY, CLANCY & ASSOCIATES, INC
ARCHITECTS
401 BOSTON AVENUE
NEW BEDFORD, MASSACHUSETTS 02740

May 10, 1968

Attachment 4

Zoning Calculations
Dimensional Requirements

(1) USE ITEM: ARTICLE 8 34, 37, 38, 41, 43

(2) DIMENSIONAL REQUIREMENTS: ARTICLE 13-1

ARTICLE AND SECTION	14-1	14-2	14-1 Plus 14-2	14-3 14-4	ART 15	ART 16	ART 17	ART 18	ART 19	ART 20	ART 21	ART 22
B-1 ZONE	Req'd by Code	Min. Lot Size	Min. Lot Area for Dwelling Unit	Total Lot Size	Min. Lot Width	Max. Floor Area Ratio	Max. Height of Building	Usable Open Space per Dwelling Unit	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Setback of Parapet
	EXISTING CONDITION	None	None	None	1.0	3 Stories 40 ft.	None	None	None	21.4 ft	$\frac{H + L'}{6}$	---
	PROPOSED CONDITION	----	----	----	----	7 Stories 96 ft.	----	----	----	min 50 ft OK. See Provided Attachment	----	----

Gross Floor Area: SECTION 2-1(2) P.A.R. = $\frac{\text{Gross Floor Area}}{\text{Lot Area}}$ = $\frac{160,500}{161,018}$ = .99

Basement — (22,230 - Bldg. Storage, Mechanical)

First Floor — 22,300 - Fourth Floor - 24,820

Second Floor — 22,300 - Fifth Floor - 24,820
Third Floor — 24,820 - Sixth Floor - 24,820
(Mech Penthouse - 5,550)

Total — First Thru Deventh Floor = 160,500 GSF

(3) OFF-STREET PARKING: ARTICLE 23

Dwelling Units \times factor = spaces (for houses, apartments, hotels, etc.) Rem. Ground floor --
or
Floor Area/factor = spaces (for offices, stores, factories, etc.) Other Floors --

(4) OFF-STREET LOADING: ARTICLE 24

only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 39, 40, 50, 52, 53, 58, 59)
22,300 GSF Retail = 1 Loading Bay
3 Bay Required: 2 Bay Provided

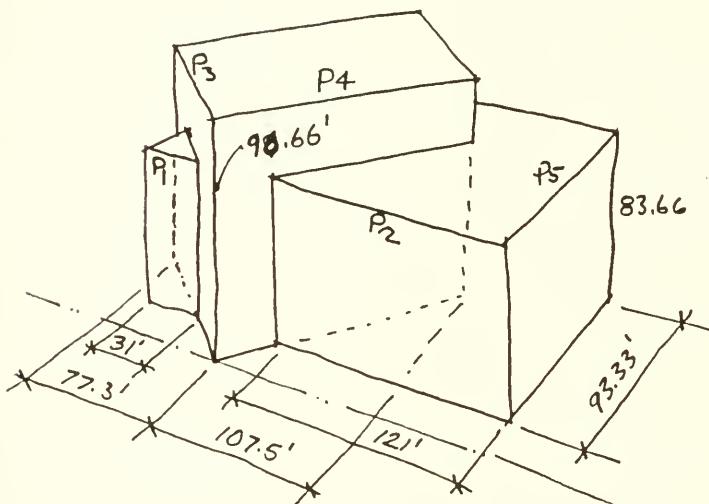
Ground Floor use item 37,38	$\frac{6360\text{sf}}{120}$ = 53 req. parking spaces
Total required	296.2 parking spaces
Total provided	297 parking spaces

ARTICLE 20 MIN. REAR YARD

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$$10 + \frac{L}{20} = 10 + \frac{228}{20} = 21.4 \text{ FEET REQUIRED}$$

MORE PROVIDED - OK



ARTICLE 21 MIN. SETBACK OF PARAPETS $\frac{H-25' + L'}{6} - \frac{1}{2} \text{ WIDTH OF STREET}$

1. FRONT YARD

$$P1 = \frac{83.66 - 25 + 31}{6} - 40 = -25 \text{ NO SET BACK REQUIRED}$$

$$P2 = \frac{83.66 - 25 + 121}{6} - 40 = -10 \text{ NO SET BACK REQUIRED}$$

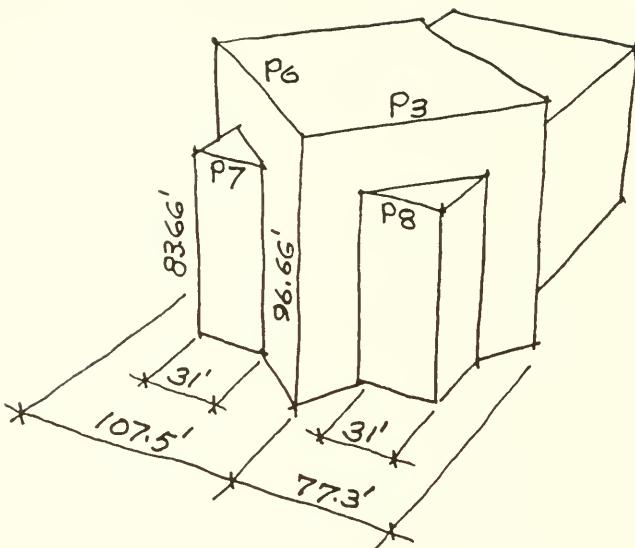
$$P3 = \frac{96.66 - 25 + 77.3}{6} - 40 = -15 \text{ NO SET BACK REQUIRED}$$

$$P4 = \frac{96.66 - 25 + 107.5}{6} - 40 = -10 \text{ NO SET BACK REQUIRED}$$

2. SIDE YARD (EAST)

$$P5 = \frac{83.66 - 40 + 93.33}{6} = 22.83' \text{ REQUIRED}$$

$$375.0' \text{ PROVIDED - OK}$$



3. SIDE YARD (WEST)

$$P_3 = \frac{96.66' - 40 + 77.3}{6} = 22.33' \text{ REQUIRED}$$

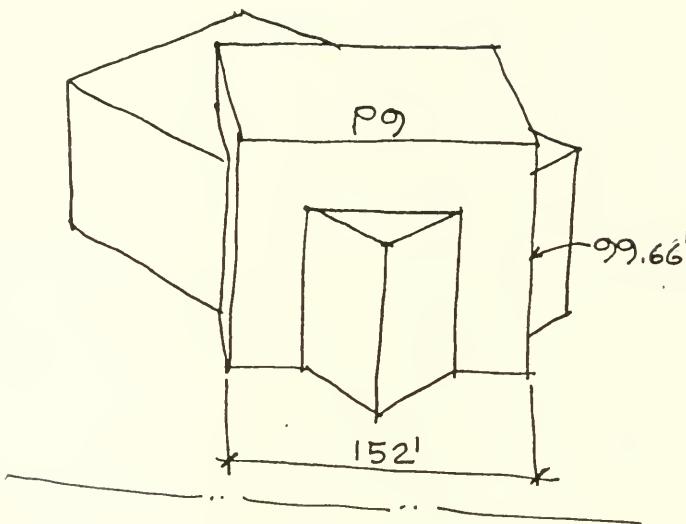
50.35' PROVIDED - OK

$$P_6 = \frac{96.66' - 40 + 107.5}{6} = 27.36' \text{ REQUIRED}$$

50.35' PROVIDED - OK

$$P_7 + P_8 = \frac{83.66 - 40 + 31}{6} = 12.44' \text{ REQUIRED}$$

66.04' PROVIDED - OK

ARTICLE 21 CONTINUED

4. SIDE YARD (NORTHWEST)

$$P9 = \frac{96.66 - 40 + 152}{6} = \frac{34.77}{70.0} \text{ REQUIRED}$$

70.0' PROVIDED - OK

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